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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,238,300 / 1,238,300

ASSESSED:

1,238,300 / 1,238,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
266		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARRISON AARON PEIRANO	
Owner 2:	GARRISON IRENE PEIRANO	
Owner 3:		

Street 1: 266 MYSTIC VALLEY PKWY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JOHNSON CHARLES/ETAL--TRS -

Owner 2: JOHNSON HRANT -

Street 1: 266 MYSTIC VALLEY PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 14,069 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Brick Veneer Exterior and 3479 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14069		Sq. Ft.	Site		0	80.	0.54	1			Med. Tr	-10					606,292						606,300	

Total AC/HA: 0.32298

Total SF/SM: 14069

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 606,292

Spl Credit

Total: 606,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 APPRAISED: 1,238,300 / 1,238,300
 USE VALUE: 1,238,300 / 1,238,300
 ASSESSED: 1,238,300 / 1,238,300

User Acct	30923
GIS Ref	
GIS Ref	
Insp Date	10/26/16
13728!	

Prior Id # 1:	30923
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:53:56
PRINT	
LAST REV	
3728	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION		
Type:	6	- Colonial
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	3	- BrickorStone
Frame:	1	- Wood
Prime Wall:	8	- Brick Veneer
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	RED	
View / Desir:		

OTHER FEATURES		
Bath:	1	Rating: Good
Bath:		Rating:
Bath:	1	Rating: Good
QBth:		Rating:
Bath:	1	Rating: Good
HBth:	1	Rating: Very Good
hrFix:		Rating:

Comments												
Residential Grid												
1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
1/2												

SKETCH

GENERAL INFORMATION

Grade:	B - Good	CON
Year Blt:	1928	Loca
Alt LUC:	Alt %:	Total U
Jurisdict:	Fact:	F
Const Mod:		% C
Lump Sum Adj:		Na

INFORMATION

INTERIOR INFORMATION

REGISTRATION

Functional:	
Economic:	
Special:	
Override:	
Total:	18.6

REMODELING

RES BREAKDOWN

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	7	3	

ALC SUMMARY

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	198.53	
Special Features:	0	Val/Su Net:	152.85	
Final Total:	623800	Val/Su SzAd	287.20	

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,176	82.060	96,507	BMT	100	FLA	90	G	
FFL	First Floor	1,176	149.270	175,547	UAT	100	FLA	100		
SFL	Second Floor	996	149.270	148,677						
UAT	Upper Attic	249	104.490	26,019						
WDK	Deck	180	12.180	2,192						
OFP	Open Porch	156	28.530	4,450						
EFP	Enclos Porch	128	51.090	6,540						
ENT	ENTRY	20	27.820	556						
Net Sketched Area:			4,081		Total:	460,488				
Size Ad	2172	Gross Are	4828	FinArea	3479					

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____
SPEC FEATURES/YARD ITEMS PARCEL ID 044-0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	20X20	G	GD	1920	29.22	T	30	101			8,200			8,200
2	Frame Shed	D	Y	1	8X12	G	GD	1998	0.00	T	12.6	101						